

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Howard M. Ehrenberg (CA Bar No. 125527) hehrenberg@sulmeyerlaw.com Jason D. Balitzer (CA Bar No. 244537) jbalitzer@sulmeyerlaw.com SulmeyerKupetz , A Professional Corporation 333 South Hope Street, 35 th Floor Los Angeles, California 90071 Telephone: 213.626.2311 Facsimile: 213.629.4520 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorneys for: Jeffrey I. Golden, Chapter 7 Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: WILLIAM JOHN MURPHY and CHERYL LYNN MURPHY, <div style="text-align: right;">Debtor(s).</div>	CASE NO.: 8:15-bk-15715-MW CHAPTER: 7 <div style="text-align: center; font-weight: bold;">NOTICE OF SALE OF ESTATE PROPERTY</div>

Sale Date: April 24, 2017	Time: 2:00 p.m. (Pacific Standard Time)
Location: U.S. Bankruptcy Court, 411 West Fourth Street, Santa Ana, California 92701, Courtroom 6C	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** April 10, 2017

Description of property to be sold: See Attachment

Terms and conditions of sale: See Attachment

Proposed sale price: See Attachment

Overbid procedure (*if any*): See Attachment

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

April 24, 2017

2:00 p.m. (Pacific Standard Time)

U.S. Bankruptcy Court

Courtroom 6C

411 West Fourth Street

Santa Ana, CA 92701-4593

Contact person for potential bidders (*include name, address, telephone, fax and/or email address*):

Jason D. Balitzer, Esq.

SulmeyerKupetz, A Professional Corporation

333 South Hope Street, Thirty-Fifth Floor

Los Angeles, CA 90071

Telephone: 213.626.2311

Facsimile: 213.629.4520

Date: April 3, 2017

ATTACHMENT TO NOTICE OF SALE OF ESTATE PROPERTY

Description of Property to be Sold: Vacant land in Chino Valley, Arizona bearing APN 306-02-513A (the “Property”).

Proposed Sale Price: \$30,000.00 cash, subject to qualified overbids.

Terms and Conditions of Sale: The Property shall be sold on the terms and conditions stated in the *Vacant Land/Lot Purchase Contract*, the *Addendum 1*, and the *Seller's Addendum And Counteroffer Re Sale Of Real Estate By Chapter 7 Trustee* (collectively, the “Purchase Agreement”), which are attached as Exhibit 1 to the concurrently filed *Motion For Order (1) Authorizing Sale Of Real Property (Vacant Land In Chino Valley, Arizona, APN 306-02-513A) Free And Clear Of Liens, Claims And Interests; (2) Confirming Sale To Purchaser Or The Highest Bidder Appearing At The Hearing; (3) Approving Overbid Procedures; (4) Finding Purchaser To Be A Good Faith Purchaser; And (5) Waiving The Fourteen (14) Day Stay Prescribed By Rule 6004(h) Of The Federal Rules Of Bankruptcy Procedure*.

The Property is being sold on an “as is” “where is” basis, with no warranties, recourse, contingencies or representations of any kind.

Overbid Terms: Any person or entity desiring to submit an overbid must submit (i) a cashier’s check, made payable to “Jeffrey I. Golden, Chapter 7 Trustee,” in the amount of \$3,000.00 (the “Deposit”) and (ii) evidence of the financial wherewithal to close the contemplated sale, to counsel for the Trustee (Jason D. Balitzer, Esq., jbalitzer@sulmeyerlaw.com, SulmeyerKupetz, A Professional Corporation, 333 South Hope Street, Thirty-Fifth Floor, Los Angeles, California 90071), no later than 5:00 p.m., Pacific Time, on April 21, 2017, before being qualified to participate as a prospective overbidder at the hearing on the Motion. ***The Deposit shall not be refundable to any bidder who, upon successfully offering the highest bid, is thereafter unable or unwilling to complete the purchase of the Property.***

Subject to Court approval, the Trustee will recommend the first overbid be in the amount of \$32,500.00, cash. Overbids shall be made in minimal increments of \$2,500.00 thereafter. All due diligence is to be completed prior to the hearing as the Sale is on an “as-is” “where is” basis with no warranties, representations, recourse or contingencies of any kind. The winning overbidder must pay the balance (after application of the Deposit) of his, her, or its successful overbid to the Trustee within fourteen (14) days from the date the order approving the Motion is entered. In the event that the successful bidder cannot make such payment within that time, the Trustee shall be authorized to accept the offer made by the second highest overbidder. The Trustee reserves the right to reject any and all overbids that, in his business judgment, are insufficient. To the extent the Court approves the Sale to a qualified overbidder, who then fails to close due to a breach (other than a material breach by the Trustee), the overbidder's deposit shall be forfeited as damages to the estate.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
333 South Hope Street, Thirty-Fifth Floor, Los Angeles, CA 90071

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* April 3, 2017 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Jason Balitzer on behalf of Interested Party Courtesy NEF
jbalitzer@sulmeyerlaw.com, jbalitzer@ecf.inforuptcy.com;dwalker@ecf.inforuptcy.com;slee@sulmeyerlaw.com

Jason Balitzer on behalf of Trustee Jeffrey I Golden (TR)
jbalitzer@sulmeyerlaw.com, jbalitzer@ecf.inforuptcy.com;dwalker@ecf.inforuptcy.com;slee@sulmeyerlaw.com

William M Burd on behalf of Mediator William M Burd
wmburd@burd-naylor.com, mcrouch@burd-naylor.com

Ashleigh A Danker on behalf of Creditor Vohne Liche Kennels/VLK Risk Consultants
adanker@dankerlawfirm.com

Ashleigh A Danker on behalf of Interested Party Courtesy NEF
adanker@dankerlawfirm.com

Ashleigh A Danker on behalf of Interested Party VLK Risk Consultants, Inc.
adanker@dankerlawfirm.com

Ashleigh A Danker on behalf of Plaintiff VLK Risk Consultants, Inc.
adanker@dankerlawfirm.com

Ashleigh A Danker on behalf of Plaintiff Vohne Liche Kennels, Inc.
adanker@dankerlawfirm.com

Howard M Ehrenberg on behalf of Interested Party Courtesy NEF
hehrenberg@sulmeyerlaw.com, hehrenberg@ecf.inforuptcy.com;mviramontes@ecf.inforuptcy.com

Marc C Forsythe on behalf of Creditor DefensTech International, Inc.
kmurphy@goeforlaw.com, mforsythe@goeforlaw.com;goeforecf@gmail.com

Marc C Forsythe on behalf of Creditor DefenseTech International, Inc.
kmurphy@goeforlaw.com, mforsythe@goeforlaw.com;goeforecf@gmail.com

Marc C Forsythe on behalf of Plaintiff DefensTech International, Inc.
kmurphy@goeforlaw.com, mforsythe@goeforlaw.com;goeforecf@gmail.com

Jeffrey I Golden (TR)
ljones@wgllp.com, jig@trustesolutions.net;kadele@wgllp.com;ifisk@wgllp.com

D Edward Hays on behalf of Defendant Cheryl Lynn Murphy
ehays@marshackhays.com, ecfmashackhays@gmail.com

D Edward Hays on behalf of Defendant William John Murphy

ehays@marshackhays.com, ecmarshackhays@gmail.com

D Edward Hays on behalf of Interested Party Courtesy NEF
ehays@marshackhays.com, ecmarshackhays@gmail.com

Sheryl K Ith on behalf of Creditor Daimler Trust
sith@cookseylaw.com, sith@ecf.courtdrive.com

Peter B Langbord on behalf of Creditor TCF National Bank
plangbord@foleymansfield.com

Peter B Langbord on behalf of Plaintiff TCF National Bank
plangbord@foleymansfield.com

Erin P Moriarty on behalf of Interested Party Erin P. Moriarty
emoriarty@kosmalalaw.com, wkosmala@kosmalalaw.com;jfountain@kosmalalaw.com;weneta.kosmala@7trustee.net

Sean A OKeefe on behalf of Debtor William John Murphy
sokeefe@okeefelc.com

Sean A OKeefe on behalf of Defendant Cheryl Lynn Murphy
sokeefe@okeefelc.com

Sean A OKeefe on behalf of Defendant William John Murphy
sokeefe@okeefelc.com

Sean A OKeefe on behalf of Joint Debtor Cheryl Lynn Murphy
sokeefe@okeefelc.com

Sean A OKeefe on behalf of Witness Margaret Murphy
sokeefe@okeefelc.com

Neal Salisian on behalf of Interested Party VLK Risk Consultants, Inc.
ECF@salisianlee.com

Neal Salisian on behalf of Plaintiff VLK Risk Consultants, Inc.
ECF@salisianlee.com

Neal Salisian on behalf of Plaintiff Vohne Liche Kennels, Inc.
ECF@salisianlee.com

Ashley M Teesdale on behalf of Defendant Cheryl Lynn Murphy
ateesdale@marshackhays.com, ecmarshackhays@gmail.com

Ashley M Teesdale on behalf of Defendant William John Murphy
ateesdale@marshackhays.com, ecmarshackhays@gmail.com

United States Trustee (SA)
ustpregion16.sa.ecf@usdoj.gov

Cheryle R Williams on behalf of Creditor Daimler Trust
notices@bkservicing.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) _____, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) April 3, 2017, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

The Honorable Mark S. Wallace
U.S. Bankruptcy Court
Ronald Reagan Federal Building
411 W. Fourth Street, Suite 6135
Santa Ana, CA 92701

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

April 3, 2017

Date

Maria R. Viramontes

Printed Name

/s/Maria R. Viramontes

Signature